

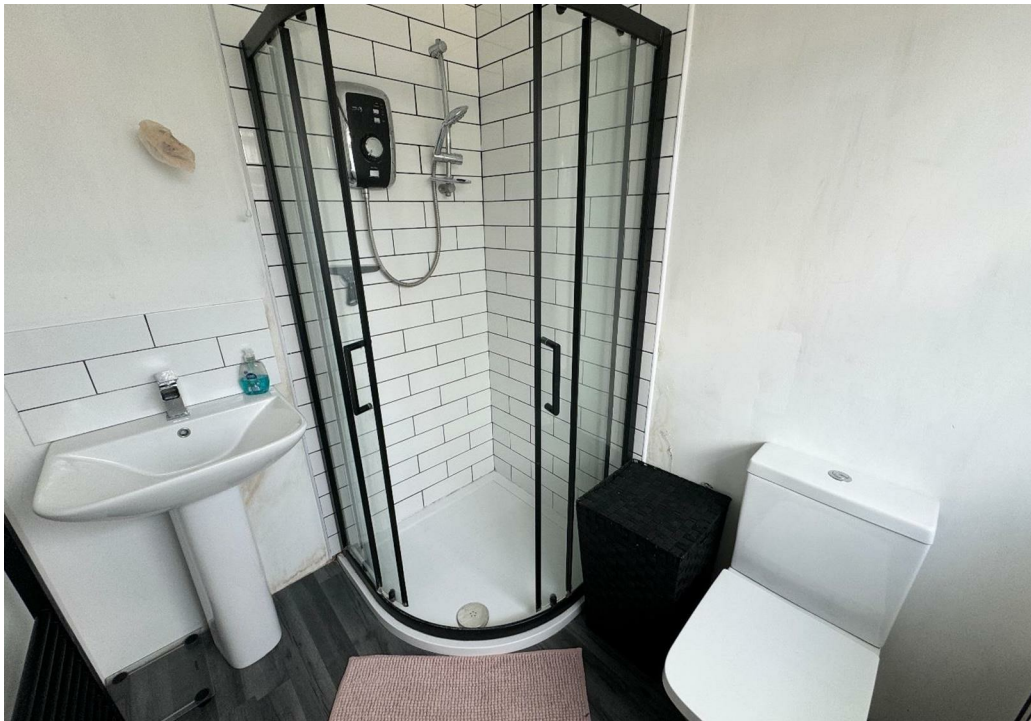


Honiton Way, Fens, TS25 2PY
3 Bed - House - Semi-Detached
Offers Over £140,000

Council Tax Band: B
EPC Rating: C
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Honiton Way, Fens, TS25 2PY

Having undergone a comprehensive refurbishment, this lovely three bedroom semi-detached property comes with viewing strongly recommended. Located in the popular Fens area of Hartlepool, close to local amenities, well regarded schools and main transport links. The property will appeal to a variety of potential buyers with its versatile layout and contemporary finish throughout. The layout briefly comprises of: entrance porch, lounge, dining kitchen, rear lobby and shower room. The first floor has three bedrooms. Externally, the rear garden affords a good degree of privacy, the garden is laid with artificial turf and decorative stones for easy maintenance. The front garden has also been landscaped for easy maintenance. The shared drive leads to the single detached garage.

GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed window to front, uPVC double glazed glass panelled door, staircase to first floor landing.

LOUNGE

15'1 x 12'8 (4.60m x 3.86m)

uPVC double glazed bow window to front, radiator, under stairs storage.

DINING KITCHEN

16'1 x 8'1 (4.90m x 2.46m)

Fitted with a comprehensive range of wall, base and drawer units with contrasting work surfaces, inset sink and drainer with mixer tap, four ring induction hob, illuminating extractor and fan assisted electric oven, integrated dishwasher, washing machine and fridge freezer, uPVC double glazed window to rear, door to rear lobby.

REAR LOBBY

uPVC double glazed glass panelled door opening onto the rear garden, door into:

SHOWER ROOM/WC

Modern white and chrome suite comprising of: corner shower cubicle with wall mounted thermostatic shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls, heated towel rail, uPVC double glazed window.

FIRST FLOOR

LANDING

uPVC double glazed window to side, loft access.

BEDROOM 1

13'1 x 11'11 (3.99m x 3.63m)

uPVC double glazed window to front, radiator, built-in storage.

BEDROOM 2

11'8 x 9' (3.56m x 2.74m)

uPVC double glazed window to rear, radiator.

BEDROOM 3

7'7 x 6'8 (2.31m x 2.03m)

uPVC double glazed window to rear, radiator.

EXTERNALLY

The enclosed rear garden affords a good degree of privacy, it is laid with artificial turf and decorative stones for easy maintenance. The front garden has been landscaped for easy maintenance, whilst the shared drive leads to the SINGLE DETACHED GARAGE.

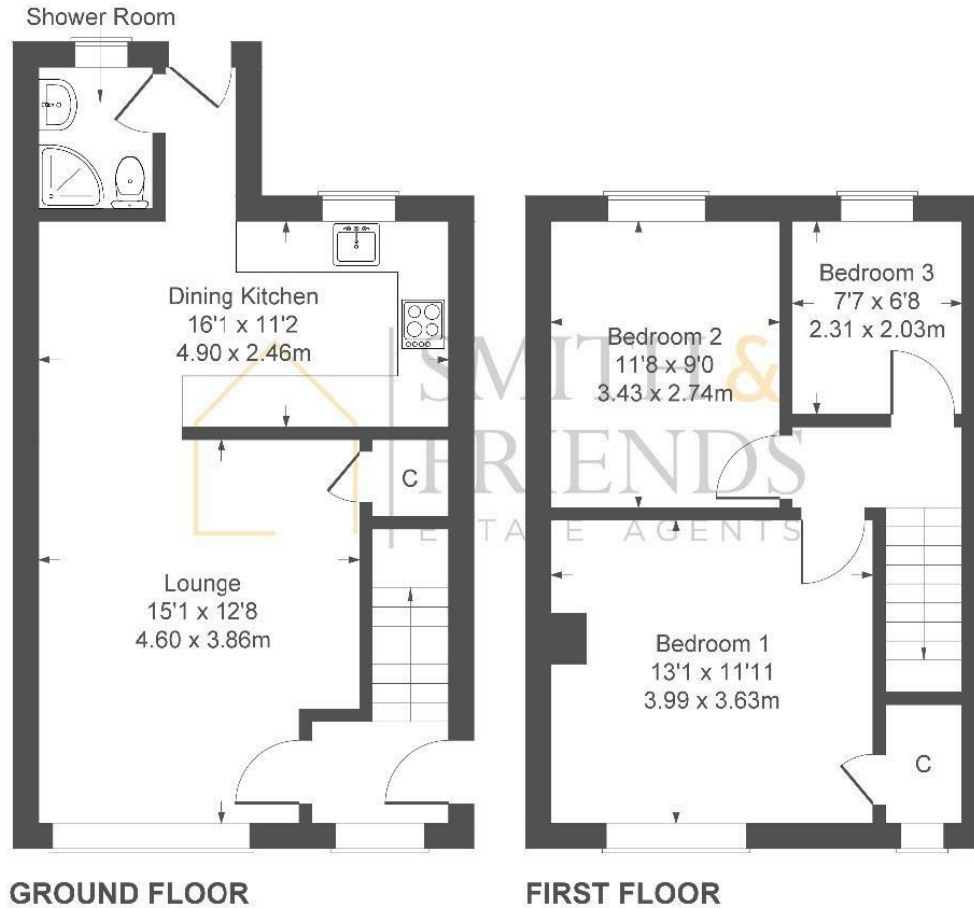
NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

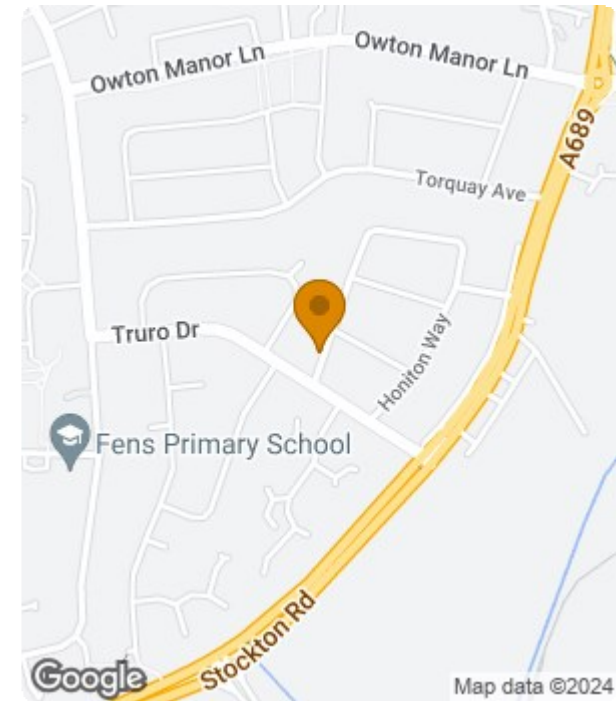


Honiton Way

Approximate Gross Internal Area
813 sq ft - 76 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	85
	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



**SMITH &
FRIENDS**
ESTATE AGENTS